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WANDA MARTIN  
MARION COUNTY RECORDER

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2000-2370

PARCEL NUMBERS 900-9011035, 900-9010112, 900-9009215, 900-9000076, 900-9009319

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSES THAT, **DAVID C. EADES**, an adult individual of Champaign County, Illinois, and **ROY H. LAMBERT**, an adult individual of Indian River County, Florida, (hereinafter collectively referred to as the "Grantor"), **CONVEY** and **WARRANT** to **AIMCO MICHIGAN MEADOWS HOLDINGS, L. L. C.**, a Delaware limited liability company of Denver County, in the State of Colorado and hereinafter referred to as "Grantee", for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Marion County, in the State of Indiana, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with the tenements, hereditaments, and appurtenances thereto belonging or appertaining.

Subject to:

1. Easements, agreements, covenants, restrictions, mortgages, encumbrances and matters of record. Without affecting, impairing, or limiting the provisions of any instrument evidencing or securing any indebtedness or obligations secured by any mortgage of record which exculpates or limits the personal liability of any party with respect thereto, the Grantee hereby assumes and agrees to pay and perform all indebtedness and obligations evidenced or secured by all mortgages of record and by any other instrument secured thereby or relating thereto;
2. The lien of current taxes not delinquent and all future installments thereof, all of which the Grantee assumes and agrees to pay;
3. All legal highways and public rights of way;
4. All governmental laws, ordinances, rules and regulations;
5. Rights of tenants, as tenants only, under unrecorded leases, with no options to purchase, rights of first offer, or rights of first refusal; and
6. Any matters that would be disclosed by an accurate survey of the premises.

Grantor's warranties of title hereunder are limited to all persons or entities claiming by, through, or under Grantor and no others.

The address of such real estate is commonly known as 3800 West Michigan Street, Indianapolis, Indiana 46222

**TAX BILLS SHOULD BE SENT TO GRANTEE AT C/O AIMCO Properties, L. P.,  
Colorado Center Tower Two, 2000 South Colorado Blvd., Suite 2-1000, Denver, CO 80222.**

IN WITNESS WHEREOF, Grantor has executed or caused this deed to be executed this  
14th day of December, 1999, being effective the 29th day of December, 1999.

*David C. Eades*  
DAVID C. EADES

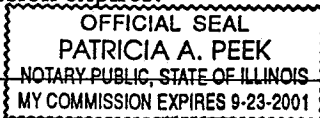
*Roy H. Lambert*  
ROY H. LAMBERT

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF CHAMPAIGN )

Before me, a Notary Public in and for said County and State, personally appeared **DAVID C. EADES** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 16th day of December, 1999

My commission expires:



Signature: *Patricia A. Peek*

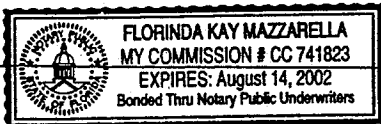
Printed Patricia A. Peek  
Resident of Champaign County, Illinois

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared **ROY H. LAMBERT** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of December, 1999

My commission expires:



Signature: *Florinda Kay Mazzarella*

Printed Florinda Kay Mazzarella  
Resident of INDIAN RIVER County, Florida

This Instrument prepared by Ronald A. Lisak, Attorney at Law, 1526 Smugglers Cove, Vero Beach, FL 32963  
A3:Mich Meeadow Warranty Deed

**EXHIBIT A  
LEGAL DESCRIPTION  
(MICHIGAN MEADOWS)**

**Parcel I:**

A part of the South Half of the Northwest Quarter of Section 5, Township 15 North, Range 3 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at the Northeast corner of said Half Quarter Section; thence South 01 degrees 53 minutes 21 seconds West (assumed bearing) on and along the East line of said Quarter Section 812.95 feet to the centerline of Michigan Street as established by previous deeds, said point being North 01 degrees 53 minutes 21 seconds East 735.11 feet from the Southeast corner of the Northwest Quarter of said Section; thence North 90 degrees 00 minutes 00 seconds West 416.71 feet to the Indianapolis Department of Transportation (I.D.O.T.) right-of-way as per project S.T. 23-001 "A" and recorded in Instrument Number 73-9410; thence North 02 degrees 07 minutes 40 seconds West with the right-of-way project S. T. 23-001 "A" 30.02 feet; thence North 84 degrees 21 minutes 42 seconds West 100.50 feet; thence South 89 degrees 55 minutes 40 seconds West 180.00 feet leaving the I.D.O.T. right-of-way per Instrument Number 73-9410 and continuing on I.D.O.T. right-of-way per Instrument Number 73-9408; thence North 50 degrees 23 minutes 09 seconds West 73.70 feet; thence North 02 degrees 07 minutes 40 seconds East 253.04 feet; thence North 03 degrees 16 minutes 25 seconds East 197.87 feet leaving I.D.O.T. right-of-way per Instrument Number 73-9408 and continuing on I.D.O.T. right-of-way per Instrument Number 73-9410; thence North 02 degrees 07 minutes 40 seconds East 40.00 feet; thence North 04 degrees 59 minutes 25 seconds East 120.15 feet; thence North 28 degrees 41 minutes 34 seconds East 44.72 feet; thence North 05 degrees 13 minutes 43 seconds West 78.61 feet to the North line of said Half Quarter Section; thence South 89 degrees 51 minutes 57 seconds East leaving I.D.O.T. right-of-way and on and along the North line of said Half Quarter Section 734.48 feet to the point of beginning.

**Parcel II:**

A part of Lot 8 in Zadok Tomlinson Estate Partition of the South Half of the Northwest Quarter of Section 5, Township 15 North, Range 3 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Northwest Quarter; thence North 01 degrees 53 minutes 21 seconds East on and along the East line of said Quarter Section 735.11 feet to the centerline of Michigan Street as described by previous deed; thence North 90 degrees 00 minutes 00 seconds West 235.88 feet to the point of beginning of this description; thence South 2 degrees 01 minutes 47 seconds West 368.16 feet; thence South 89 degrees 51 minutes 30 seconds West 181.94 feet; thence North 1 degree 53 minutes 21 seconds East parallel to the East line of said Quarter Section 368.58 feet to the center line of Michigan Street as described by previous deed; thence South 90 degrees 00 minutes 00 seconds East 182.82 feet to the point of beginning.